

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

45 OCONNOR ROAD DEER PARK VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

79 JONAH PARADE DEER PARK VIC 3023	\$680,000	22-Nov-23
90 HATCHLANDS DRIVE DEER PARK VIC 3023	\$700,000	06-Apr-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 09 May 2024



OBrien Real Estate

Ross Vorrias

P 0393074488

M 0415755555

E ross@obrienrealestate.com.au



**79 JONAH PARADE DEER PARK  
VIC 3023**

3 2 2

Sold Price

<sup>RS</sup>

**\$680,000**

Sold Date

**22-Nov-23**

Distance

**0.31km**



**90 HATCHLANDS DRIVE DEER  
PARK VIC 3023**

3 2 2

Sold Price

**\$700,000**

Sold Date

**06-Apr-24**

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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